

April 16, 1987

Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road #800
Wichita, KS 67226

Re: Final Plat S/D 87-23 - BROADMOOR AT 21ST STREET

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 16, 1987, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of April 9, 1987.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,



Donald Losew
Junior Planner

DL:dik

cc: Alfred A. & Louise A. Caro and Alliance Life Insurance Company,
2400 N. Woodlawn, Suite 120, Wichita, KS 67220

OFFICE COPY
DO NOT REMOVE

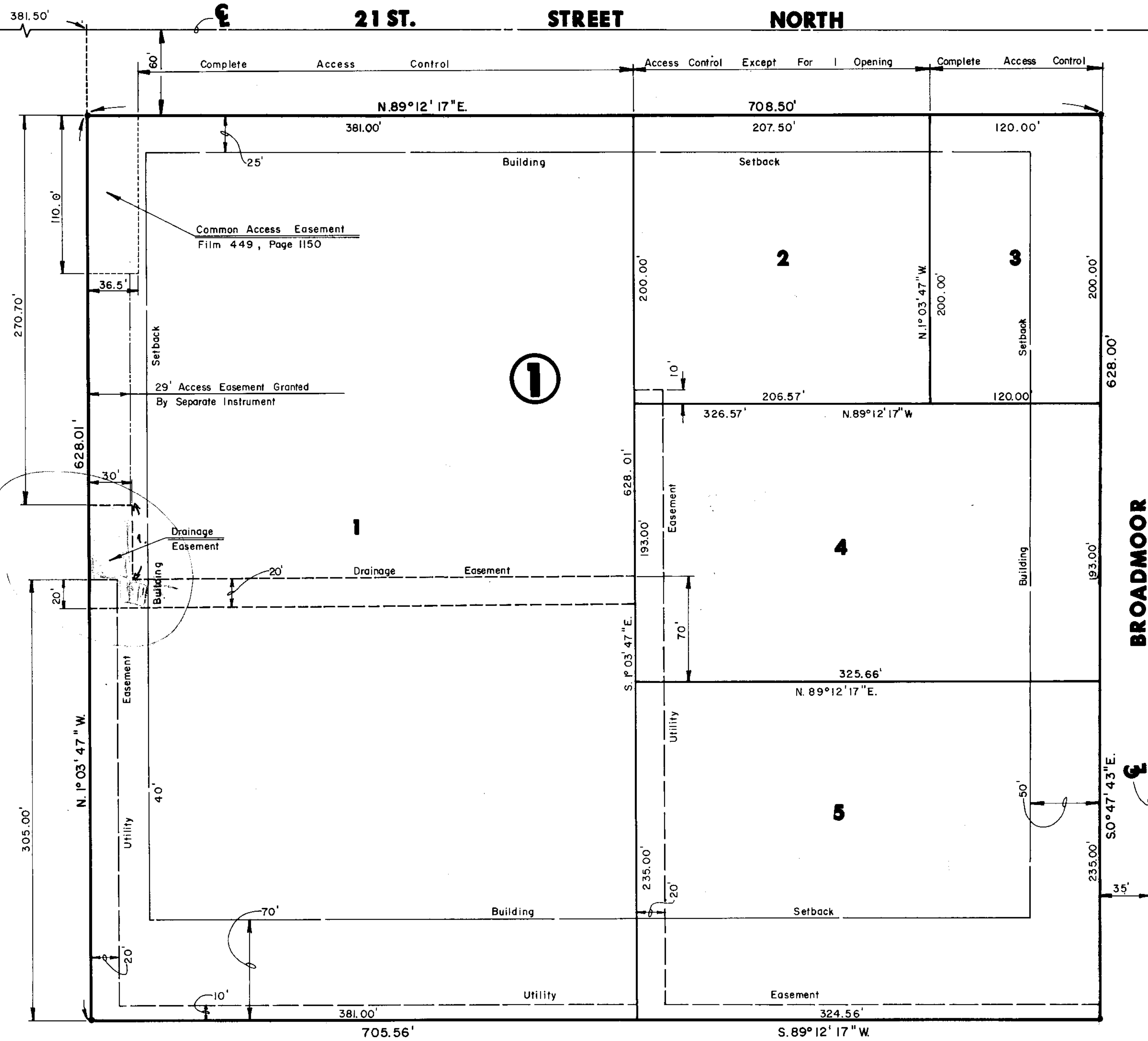
FINAL PLAT OF

BROADMOOR AT 21ST STREET

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT

N.W. Cor., N.E. 1/4 Sec. 7
T.27 S., R.2 E., 6th. P.M.



I, Kenneth H. Bengtson, a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "BROADMOOR AT 21ST STREET", an addition to Wichita, Sedgwick County, Kansas, into Lots and a Block, the same being accurately set forth in the accompanying plat and described herein:

A replat of Lot 3, "Chelsea North", Wichita, Kansas.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this _____ day of _____, 1987.

Kenneth H. Bengtson, P.E.
Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, Building #800
Wichita, KS 67226

This plat of "BROADMOOR AT 21ST STREET" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1987.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
John Terry Moore

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this _____ day of _____, 1987.

_____, Mayor
Tony Casado

_____, Deputy City Clerk
Dale E. Rea

Entered on transfer record this _____ day of _____, 1987.

_____, County Clerk
Don Wright

STATE OF KANSAS)
) SS:
SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this _____ day of _____, 1987.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Resa

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineers Certificate, have caused the same to be known as "BROADMOOR AT 21ST STREET", an addition to Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Easements for the construction and maintenance of drainage and public utilities as indicated on the accompanying plat are hereby granted. All abutters right of access to or from 21st Street North over and across the North line of "Broadmoor at 21st Street" except for the West 36.5 feet, thereof, provided however, Lot 2, Block 1, shall have access at one location.

ALLIANCE LIFE INSURANCE CO. Alfred A. & Louise A. Caro

By: _____
Larry R. Schuneman
Vice-President Controller

STATE OF KANSAS)
) SS:
SEDGWICK COUNTY)

Be it remembered that on this _____ day of _____, 1987, before me a Notary Public in and for said State and County, came Larry R. Schuneman, Vice-president Controller, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public
My Appointment Expires: _____

STATE OF KANSAS)
) SS:
SEDGWICK COUNTY)

Be it remembered that on this _____ day of _____, 1987, before me a Notary Public in and for said State and County, came Alfred A. and Louise A. Caro, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public
My Appointment Expires: _____

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 4/9/87 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 4/9/87

S/D No.: 87-23 Name: BROADMOOR AT 21ST STREET

Preliminary Approved: 3/26/87
Scheduled S/D Meeting: 4/9/87

DESCRIPTION

General Location: Southwest corner of Broadmoor at 21st Street North.
Owner: Alfred A. & Louise A. Caro and Alliance Life Insurance Co.,
2400 N. Woodlawn, Suite 120, Wichita, KS 67220
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.,
3500 N. Rock Road #800, Wichita, KS 67226

1. Gross Acreage of Plat: 10.2
2. Number of Lots:
 - Residential:
 - Office: 5
 - Commercial:
 - Industrial:
 - Total: 5
3. Minimum Lot Area: 24,000 Sq. Ft.
4. Existing Zoning: "BB" with DP-62
5. Proposed Zoning: "BB" with DP-62

STAFF COMMENTS:

NOTE: This property is subject to the provisions of the Chelsea Station Community Unit Plan (DP-62). This plat represents the replatting of C.U.P. Parcel #12. Development of the property is intended for general and professional office use.

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed on Broadmoor at the time of site development. (Commercial Zoning)
- D. General provision #12 of the associated Community Unit Plan states that the applicant shall guarantee the installation of accel/decel lanes along 21st Street. The applicant shall guarantee the construction of an accel/decel lane on 21st Street North adjacent to this plat.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant shall submit a copy of the instrument which establish the "common access easement" on a portion of Lot 1 (Film 449, Page 1150).
- G. The applicant shall submit, for recording with the plat, the cross-lot drainage agreement required by the drainage plan for this property. This drainage agreement shall provide for Lots 2, 4 and 5, to drain across Lot 1. The text of the agreement shall specify that the drainage agreement runs with the land and is binding on future owners and assigns.
- H. On the final plat tracing, the platting text shall be amended to more clearly and accurately state the access controls being dedicated. The text shall state that the access controls are dedicated to the City of Wichita and that the location of the permitted opening will be determined by the City Engineer.
- I. The final plat tracing shall more clearly dimension the drainage easement adjacent to the west property line of Lot 1.
- J. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- L. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- M. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required by this replat.